

This listing of claims will replace all prior versions, and listings, of claims in the application:

**Listing of Claims**

1. (Currently Amended) A method for providing real estate services to the owner of a real property which includes a structure, the method comprising the steps of:
  - obtaining from the owner, at a time at which a buyer for the property has not yet been identified, a commitment for the purchase of an appraisal covering the property;
  - ~~thereafter~~ measuring, at a time which a buyer for the property has not yet been identified the dimensions of the structure and collecting information sufficient to prepare a floor plan of the structure;
  - ~~thereafter coding~~ generating, at a time at which a buyer for the property has not yet been identified, a web page to display a floor plan of the structure, the web page including a virtual furniture icon listing images which are user positionable; and
  - ~~thereafter~~ posting on a global network which can be accessed by potential buyers of the property, the web pages including the floor plan of the structure;
  - enabling a user to click and drag furniture icons from the furniture icon listing having user positionable virtual furniture images onto the floor plan of the structure.
2. (Currently Amended) A method in accordance with claim 1, further comprising the step of obtaining from the owner, at a time at which a buyer for the property has not yet been ~~identified~~ identified, a commitment for the purchase of a title search covering the property.
3. (Original) A method in accordance with claim 2, further comprising the step of obtaining from the owner, at a time at which a buyer for the property has not yet been identified, a commitment for the purchase of a title search covering the property.
4. (Original) A system for advertising real estate property on a global network, the real estate property including a structure having a plurality of rooms disposed in a physical arrangement, the system comprising:
  - a first computer disposed at a first location on the global network;

software code disposed on the first computer, the software code operating to display a web page including a floor plan which depicts the physical arrangement of the plurality of rooms of the structure and which allows virtual furniture images to be positioned on the displayed web page;

a second computer disposed at a remote location on the global network, the second computer being adapted to retrieve the software code across the global network from the first computer;

whereby the second computer can display the web page including the floor plan which depicts the physical arrangement of the plurality of rooms of the structure and the user of the second computer and reposition the virtual furniture images on the displayed web page.

5. (Original) A system in accordance with claim 4, wherein the global network is the Internet.
6. (Original) A system in accordance with claim 4, wherein the software code is further adapted to allow the user of the second computer to store the positions of the virtual furniture on the displayed web page for later retrieval.
7. (New) A method as in claim 1, further comprising the step of resizing and rotating furniture icons in response to user directions through a web page interface.